

1 BILL NO. R-87-09-01

2 DECLARATORY RESOLUTION NO. R-6487

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 Lots 7 and 8, Summit Industrial Park,
8 Fort Wayne, Indiana. (J. D. Summit
9 Associates, Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 Lots Number Seven (7) and Eight (8),
16 in Summit Industrial Park, according
17 to the recorded plat thereof, recorded
18 as Document No. 86-21841 in the re-
19 cords of the Recorder of Allen County,
20 Indiana;

21 said property more commonly known as Lots 7 and 8, Summit Industrial
22 Park, Fort Wayne, Indiana;

23 WHEREAS, recommendations have been received from the
24 Committee on Finance and the Department of Economic Development
25 concerning said Resolution;

26 WHEREAS, notice of the adoption and substance of said
27 Resolution has been published in accordance with I.C. 5-3-1 and
28 a public hearing has been conducted on said Resolution;

29 WHEREAS, if said Resolution involves an area that has
30 already been designated an allocation area under I.C. 36-7-14-39,
31 the Fort Wayne Redevelopment Commission has adopted a Resolution
32 approving the designation.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
34 THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, the Resolution previously designating
36 the above described property an "Economic Revitalization Area" is
37 confirmed in all respects.

1 Page Two

2 SECTION 2. That, the hereinabove described property is
3 hereby declared an "Economic Revitalization Area" pursuant to
4 I.C. 6-1.1-12.1, said designation to begin on the effective date
5 of this Resolution and continue for a one (1) year period. Said
6 designation shall terminate at the end of that one (1) year period.

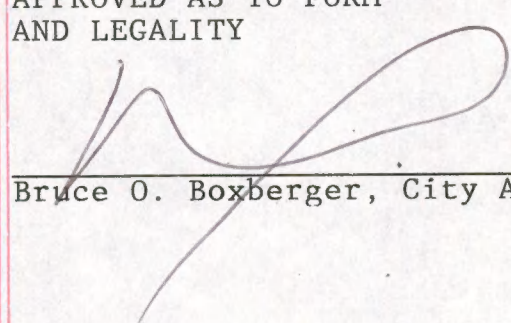
7 SECTION 3. That, said designation of the hereinabove
8 described property as an "Economic Revitalization Area" shall
9 only apply to a deduction of the assessed value of both real estate
10 and personal property for new manufacturing equipment.

11 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
12 hereby determined that the deduction from the assessed value
13 of the real property shall be for a period of ten (10) years.

14 SECTION 5. That this Resolution shall be in full force
15 and effect from and after its passage and any and all necessary
16 approval by the Mayor.

17
18 
19 Councilmember

20 APPROVED AS TO FORM
21 AND LEGALITY

22 
23 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by E. Stroh
seconded by Stroh, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 22nd day of
September, 19 87, at 7:00 o'clock P.M., E.

DATE: 9-8-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stroh
seconded by Stroh, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 9-22-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-64-87
on the 22nd day of September, 19 87,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of September, 19 87,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of September,
19 87, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
8-19-87
J.D.

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: J. D. Summit Associates, an Indiana general partnership

Address of Applicant's Principle Place of Business:

6321 Huguenard Road

Fort Wayne, Indiana 46818

Phone Number of Applicant: (219) 489-2537

Street Address of Property Seeking Designation:

Lots 7 and 8, Summit Industrial Park

S.I.C. Code of Substantial User of Property: N/A

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	<u> </u>
Is the project site within a platted industrial park?	<u>X</u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u> </u>
Will the project have ready access to City Sewer?	<u>X</u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Warehouse/Manufacturing

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land 13,3000 (including other real estate, lots not separately assessed)
Improvements -0-

Total 13,300 (including other real estate, lots not separately assessed)

What was amount of Total Property Taxes owed during the immediate past year? -0- for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

Applicant proposes to construct a warehouse/manufacturing facility of approximately 40,000 square feet for leasing to commercial tenants. Applicant shall construct a shell building and complete improvements according to tenant's specifications when tenants are obtained.

Cost of Improvements: \$ Up To \$900,000.00

Development Time Frame:

When will physical aspects of improvements begin? September, 1987

When is completion expected? September, 1989, subject to Applicant's obtaining tenants.

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: -0-

What was amount of Personal Property Taxes owed during the immediate past year? -0- for year 1986.

Give a brief description of new manufacturing equipment to be installed at the project site.

Unknown at this time.

Cost of New Manufacturing Equipment? \$ Unknown

Development Time Frame:

When will installation begin of new manufacturing equipment? Unknown

When is installation expected to be completed? September, 1989, subject to Applicant's obtaining tenants.

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? -0-

How many permanent jobs will be created as a result of this project?
approximately 50 to 100. Approximate gross annual salaries \$1,000,000.00 to \$2,000,000.00.

Anticipated time frame for reaching employment level stated above?
two (2) years.

What is the nature of those jobs?
warehouse/manufacturing/office

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

See the Urban Renewal Plan for Summit Industrial Park recorded on May 6, 1985, in the Office of the Recorder of Allen County, Indiana, as Document Number 85-010804

In what Township is project site located? Washington Township.

In what Taxing District is project site located? Washington Township.

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Joseph W. Kimmell

2400 Fort Wayne National Bank Building

Fort Wayne, Indiana 46802

Phone Number of Contact Person (219) 424-8000

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

J. D. SUMMIT ASSOCIATES

BY: *Joseph A. D'Italia*

Signature of Applicant

Joseph A. D'Italia, A General Partner

8/13/87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

ATTORNEY FOR APPLICANT:

Joseph W. Kimmell
Baker & Daniels & Shoaff
2400 Fort Wayne National Bank Bldg.
P. O. Box 12709
Fort Wayne, Indiana 46864
Phone: 219/424-8000

LEGAL DESCRIPTION

Lots Number Seven (7) and Eight (8), in Summit Industrial Park, according to the recorded plat thereof, recorded as Document No. 86-21841 in the records of the Recorder of Allen County, Indiana.

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as Lots 7 and 8, Summit Industrial Park, Fort Wayne,
Indiana. (J. D. Summit Associates, Petitioner).

R-87-09-07

EFFECT OF PASSAGE Construction of a warehouse/manufacturing facility
of approximately 40,000 square feet for leasing to commercial tenants.
Applicant shall construct a shell building and complete improvements
according to tenant's specifications when tenants are obtained.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$900,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: J. D. Summit Associates
Site Location: Lots Seven and Eight, Summit Industrial Park
Fort Wayne, Indiana

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Warehouse/Manufacturing

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>x</u>
Urban Enterprise Zone	<u> </u>	<u>x</u>
Redevelopment Area	<u>x</u>	<u> </u>
Platted Industrial Park	<u>x</u>	<u> </u>
Flood Plain	<u> </u>	<u>x</u>

Description of Project:

Construction of 40,000 SF facility to be leased for warehouse/
manufacturing use

Type of Tax Abatement: Real Property x Manufacturing Equipment x

Estimated Project Cost: \$ 900,000 Permanent Jobs Created: 50-100

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. x Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff *Mark P. Beeler*
Date 8/31/87

Director *TO W J*
Date 8/31/87

BILL NO. R-87-09-07

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the

designation of an "Economic Revitalization Area" under I.C.

6-1.1-12.1 for property commonly known as Lots 7 and 8 Summit

Industrial Park, Fort Wayne, Indiana (J.D. Summit Associates,

Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 9-22-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

September 9, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of September 12, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolution

Bill No. R-87-09-02 & R-87-09-03
Bill No. R-87-09-04 & R-87-09-05
Bill No. R-87-09-06 & R-87-09-07
Bill No. R-87-09-08 & R-87-09-09

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-09-06 AND R-87-09-07)

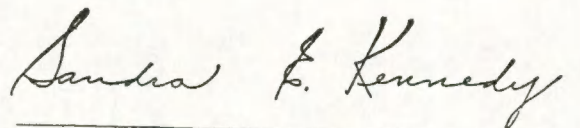
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 9-8-87,
date
designating property at Lots 7 and 8 Summit Industrial Park,
Fort Wayne, IN. (J.D. Summit Associates, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M.,
date, time & place
in Common Council Conference Room 128, City-County Bldg. Fort Wayne,
Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	1	23	.300¢	6.90
lines, columns wide equals equivalent lines at				\$
cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 copies				2.00
TOTAL AMOUNT OF CLAIM				\$ 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Sept. 12 19 87

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

9/12/87

Drusilla Rose

Subscribed and sworn to me before this 12th day of September 19 87

Shelley R. LaRue
Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-09-06 AND R-87-09-07)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9-8-87, designating property at Lots 7 and 8 Summit Industrial Park, Fort Wayne, IN. (J.D. Summit Associates, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M., in Common Council Conference Room 128, City-County Bldg. Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 4
Body number of lines 17
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Total number of lines in notice 23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
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DATA FOR COMPUTING COST

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Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose
Date Sept. 12 19 87 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL
DAILY
a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

9/12/87

Subscribed and sworn to me before this 12th day of September 19 87

Shelley R. LaRue Notary Public
March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-09-06 AND R-87-09-07)
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Sandra E. Kennedy
City Clerk